

IV D. Development Construction
City of Malibu
FY 2011-2012

The following comments are in regard to IV Special Provisions D. Development Construction Program section of the individual annual report for the City of Malibu.

1. Describe your agency's program to control runoff from construction activity at all construction sites within its jurisdiction.

The City of Malibu has a proactive process to prevent sediment and pollutant discharge caused by construction activity during grading and building phases of construction. A pre-grading meeting with the contractor, Deputy Building Official, and Environmental & Building Safety inspector (occasionally the Public Works Inspector) is required for all projects wherein sediment and pollutant control are discussed. Grading within the City is limited to single lot development. The area of disturbance is restricted due to development constraints implemented by the Local Coastal Plan and the Municipal Code. At the pre-grading meeting, the Storm Water Pollution Prevention Plan (SWPPP) is reviewed, and appropriate Best Management Practices (BMPs) including erosion control measures are ordered to be implemented at each phase of construction. It is stressed to all contractors that the job site will be shut down until the required measures are in place if the contractor fails to comply. The SWPPP is discussed with the general contractor at commencement of building construction activities, with for a reminder of the repercussions of failing to comply. Project sites are visited regularly during the grading phase. During the construction phase, the building inspector routinely conducts onsite inspections. The implementation and maintenance of the appropriate BMPs are checked at each inspection.

5. How many building/grading permits were issued to sites requiring Local SWPPPs last year?

184 total SWPPPS were required this past year during the plan review process (20 for the State General Construction Activities Stormwater Permit and 147 for Local SWPPP). Again, the City has an extensive review process and not all project applications that were reviewed this year have proceeded to the permitting stage of the process at this time. Permit services does not track SWPPP information with permit issuance; however, projects must receive approvals from all City departments and will not be issued a building/grading permit until this requirement has been met. The City has recently contracted with a company to develop a new automated permitting software system. This system has the potential to better integrate the Development Planning review stage with the building permitting process, and may lead to more "real time" availability data.

6. How many building/grading permits were issued to sites requiring coverage under the General Construction Activities Storm Water Permit last year?

20 projects were subject to the State General Construction Activities Storm Water Permit. This is based on the number of projects required to provide evidence of receiving a Waste Discharge identification number (WDID) as a condition of receiving Public Works sign off during the Development Planning review. This does not necessarily signify that all 20 projects received their building permits or began construction in this reporting year.

7. *How many building/grading permits were issued to construction site less than one acre in size last year?*

22 building permits and 62 grading permits total were issued this year. Permit services does not track permit issuance by acreage numbers; however, most project sites in the City are less than one acre in size and most projects are for single lot developments.

8. *How many construction sites were inspected during the last wet season?*

Due to the large number of inspections conducted each year, Building Safety tracks inspections as a whole on a monthly basis, not by site, and the inspection log does not record the exact date of each inspection. Therefore, the number of inspections listed in our records does not indicate how many times an inspector visited an individual site (multiple visits during one month are common).

The following chart summarizes Building Safety's inspections during the last wet season. Total numbers of inspections in the last column (which include grading, building, electrical, plumbing, mechanical, and septic system inspections) were included to demonstrate the City's ongoing presence on project sites. This constant presence provides the inspector many opportunities to observe and remedy any water quality concerns or failure to implement BMPs. Please note that the entire month of April is included in the chart, and not just until April 15th.

Building Safety Inspections during 11-12 Wet Season

Month	Grading Inspections	Building Inspections	Total of All Inspections
October	35	317	352
November	36	325	361
December	47	241	288
January	32	270	302
February	23	355	378
March	31	305	336
April	36	329	365
Total	240	2,142	2,382

Additionally, 20 active sites with coverage under the State's General Construction Activities NPDES Permit were targeted for construction site inspections during the wet weather period on a monthly basis (a significant increase over what is required by the permit). The City intends to inspect higher risk construction sites more frequently as resources and funding allow. These projects were not necessarily all issued grading permits during this past reporting year and may include several long-term projects.

Building Safety has not historically retained records after project site violations have been corrected. However, in the past reporting year, the City implemented a regular interdepartmental reporting protocol and schedule for storm water pollution control inspections. This information is included on the Table associated with IV.D.9 and shows types of violation and related information. This new process has greatly improved written communications between departments and field personnel.

9. *Complete the table below.*

This table contains both Building Safety and Public Works Inspector's construction violations inspections.

Type of Violation	# of Violations	% of Total Inspections	# of Follow-up Inspections	# of Enforcement Actions
Off-site discharge of sediment	1	0.01	1	0
Off-site discharge of other pollutants	0	0	0	0
No or inadequate SWPPP	N/A	N/A	N/A	N/A
Inadequate BMP/SWPPP implementation	7	0.07	7	0